

**SAUSALITO PLANNING COMMISSION
RESOLUTION NO. 2021-14**

**A RESOLUTION APPROVING A TENTATIVE MINOR SUBDIVISION MAP AND A
CONDOMINIUM CONVERSION PERMIT TO CONVERT AN EXISTING DUPLEX AT 37/39
CRESENT AVENUE INTO TWO SINGLE-FAMILY CONDOMINIUM UNITS, AND APPROVAL
OF A DESIGN REVIEW PERMIT AND RECOMMENDATION OF CITY COUNCIL APPROVAL
OF AN ENCROACHMENT AGREEMENT FOR AN EXISTING RETAINING WALL LOCATED
IN PUBLIC RIGHT OF WAY
(TM/CCP/EA/DR 2018-00364)**

WHEREAS, on October 19, 2018 an application was filed by property owner Crescent Court LLC, requesting Planning Commission approval of a Tentative Minor Subdivision Map and a Condominium Conversion Permit to convert an existing duplex at 37-39 Crescent Avenue into two one-family condominium units for individual sale and use and approval of a Design Review Permit and recommendation of City Council approval of an Encroachment Agreement for existing an retaining wall in the public right of way (APN 065-252-64); and

WHEREAS, the Planning Commission conducted a duly-noticed public hearing on May 5, 2021, at which time all interested persons were given an opportunity to be heard; and

WHEREAS, the Planning Commission has reviewed and considered the project plans titled "Tentative Condominium Map of 37-39 Crescent Avenue" dated April 13, 2021; and

WHEREAS, the Planning Commission has considered all oral and written testimony on the subject application; and

WHEREAS, the Planning Commission has reviewed and considered the information contained in the staff report dated May 5, 2021 for the proposed project; and

WHEREAS, the Planning Commission finds that the project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to Section 15301 of the CEQA Guidelines; and

WHEREAS, the Planning Commission finds that, as conditioned herein, the proposed project complies with the requirements of the General Plan and Zoning Ordinance as described in the staff report dated May 5, 2021.

NOW, THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES:

1. A Tentative Minor Subdivision Map and a Condominium Conversion Permit to convert an existing duplex at 37-39 Crescent Avenue into two single-family condominium units for individual sale and use are approved based upon the findings provided in Attachment 1, and subject to the conditions of approval provided in Attachment 2. The project plans are provided in Attachment 3.

2. An Encroachment Agreement for an existing retaining wall in the Crescent Avenue right of way is recommended for City Council approval based upon the findings provided in

Attachment 1, and subject to the conditions of approval provided in Attachment 2. The project plans are provided in Attachment 3.

3. A Design Review Permit is approved for an existing retaining wall in the Crescent Avenue right of way based upon the findings provided in Attachment 1, and subject to the conditions of approval provided in Attachment 2. The project plans are provided in Attachment 3.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the Sausalito Planning Commission on the 5th day of May, 2021, by the following vote:

AYES: Graef, Luxenberg, Pierce, Saad, Chair Feller
NOES: None
ABSENT: None
ABSTAIN: None

Lilly Whalen

Lilly Whalen
Secretary to the Planning Commission

ATTACHMENTS

- 1- Findings
- 2- Conditions of Approval
- 3- Project Plans

PLANNING COMMISSION RESOLUTION NO. 2021-14

**May 5, 2021
TM/CCP/EA/DR 2018-00364
37-39 Crescent Avenue**

ATTACHMENT 1: FINDINGS

CONDOMINIUM CONVERSION FINDINGS

Pursuant to Zoning Ordinance Chapter 10.66 (Condominium Conversion Permits), the condominium conversion permit is approved based on the following findings:

1. The Planning Commission has received and reviewed an overall assessment report from the Community Development Department regarding the general condition of all buildings and listing all code violations.

The duplex was recently constructed and obtained a certificate to occupy in March of 2020 from the Sausalito Community Development Department. The buildings have remained vacant since the City granted occupancy. The existing duplex passed all City inspections prior to obtaining the Certificate of Occupancy. With the issuance of an Encroachment Agreement for an existing retaining wall located in the right of way there are no code violations on the property.

2. Factors identified in Section 10.66.040 (Public Notice and Hearing) have been fully considered by the Planning Commission.

The Tentative Map and Condominium Conversion Permit have been fully analyzed by the project staff report and considered by the Planning Commission.

3. The condominium project will conform to all applicable laws, ordinances and regulations, including but not limited to those pertaining to housing, building, fire and subdivision.

The subject property conforms to the use and density limits of the R-2-2.5 District and is legally conforming with regard to the development standards of the Zoning Ordinance, pursuant to Section 10.40.030. Furthermore, Section 10.66.060, Conditions of Approval, requires standard conditions of approval to ensure conformity with all applicable laws relating to public health and safety, in addition to ordinances and regulations.

4. The condominium project conforms to the Sausalito General Plan.

The existing General Plan policies and implementing programs regarding condominium conversions and housing opportunities are concerned with limiting the conversion of rental units in the City, protecting tenants and prevents the conversion of low and moderate income rentals. Displacement of tenants and loss of deed-restricted affordable housing is not applicable to 37-39 Crescent Avenue because the duplex units are both vacant and have

been since construction was completed in 2020 and they were approved as market-rate units. While the conversion to a condominium will change the tenancy from rental to ownership conversion will not remove dedicated affordable housing in place nor displace low-income tenants. As five percent of the “potentially convertible rental stock” is 112 units, the subject project is requesting to convert 2 units and this is the first condominium conversion considered by the Planning Commission in 2021 the proposed condominium conversion is therefore consistent with all applicable General Plan policies.

5. The City approves the declaration of restrictions required by California Civil Code SS 1355 for the project, as specified in Section 10.66.060 (Conditions of Approval).

Conditions of approval require that prior to recordation of a Final Map, the property owner shall submit final condominium association by-laws (i.e., CC&R’s) for review by the Community Development Department.

6. Approval of the proposed condominium project will not adversely affect the provision of adequate housing for all segments of the community, and adequate replacement housing for displaced tenants is available. The vacancy rate for comparable units shall be considered in evaluating the adequacy of replacement housing.

Displacement of tenants is not applicable to 37-39 Crescent Avenue because the duplex units are both vacant and have been since construction was completed in 2020. The duplex was additionally approved as a market-rate structure. Conversion therefore will have no impact on dedicated affordable housing or displacement of low-income tenants.

7. No deficiency of multiple family rental housing and two-family rental dwelling units exists within the City of Sausalito, consistent with the Housing Element.

The 2015-2023 Housing Element, indicates that Sausalito’s 2010 housing stock consists of 4,536 housing units, of which roughly half are single family attached and detached homes and condominiums, and half are multi-family apartment units, duplexes and triplexes. Based on this information and the information contained in the staff report, there is no evidence that a deficiency of multiple family rental housing will occur with the subject Condominium Conversion Permit.

8. All provisions of this article are met; or the minimum number of parking spaces required by this article is being met, and existing nonconformities are not being increased, and to the greatest extent practicable, some existing nonconformities are being decreased

The project meets all development standards including parking with each unit providing a two car garage. With the issuance of an Encroachment Agreement for the existing retaining wall located in the right of way the project will correct existing nonconformities.

9. The overall design and physical condition of the condominium conversion achieves a high degree of appearance, quality and safety.

The purpose of the Condominium Conversion Permit is to create air-space diagrams in order to subdivide the City of Sausalito approved existing duplex into two legal individual units for sale and use. There are no exterior modifications associated with the subject condominium conversion.

10. The proposed project will not convert during the current calendar year more than 5% of the potentially convertible rental units in Sausalito except as otherwise provided in this article, consistent with Section 10.66.150 (Effect on City's Low and Moderate-Income Housing Supply).

According to 2015-2023 Housing Element, Sausalito's 2010 housing stock shows that roughly half of Sausalito's housing units are rentals (2,268). Staff evaluated the number of new rental units approved since the 2010 census (6 units) and the number of units approved to be converted to condominiums since the 2010 census (18 units). Therefore, the "potentially convertible rental stock" is 2,256 and 5% of the stock is 112 units. This finding would allow a maximum of 112 rental units (5%) to be converted in a calendar year. The subject project is requesting to convert 2 units. This is the first condominium conversion considered by the Planning Commission in 2021, and therefore the project complies with the Zoning Ordinance requirements of a conversion of no more than 5% of the potentially convertible rental stock in one calendar year.

11. Vacancies in the project have not been intentionally increased for the purpose of preparing the project for conversion.

The existing duplex has been vacant since constructed and pending approval of the tentative map so the units could be sold separately.

12. There has been no new construction over 300 square feet within the past three (3) years.

No new construction over 300 square feet has occurred within the past three years. Excavation for the existing units began in early 2015, and by late 2017 all pads, framing of both structures were completed. All necessary inspections followed and had been completed since 3/28/2018 for 37 Crescent Avenue and since 4/4/2018 for 39 Crescent Avenue. As noted the footprint construction was completed according to approved plans by late 2017, and with that completion, no new additions, expansions or size alterations took place. After the inspections of the 2017 structural work, the finish work began as permitted, and was appropriately inspected and issued a certificate of occupancy.

13. The project will not result in the eviction of a senior citizen tenant.

The units are vacant and not occupied by anyone, including senior citizens.

14. The project will not result in a loss of low and moderate income housing stock of the City.

The duplex was approved for market rate housing, and therefore the conversion will not result in a loss of low and moderate income housing stock of the City

SUBDIVISION MAP ACT FINDINGS

In accordance with Government Code Section 66473.5, the Planning Commission finds:

1. The subdivision is consistent with the General Plan.

The existing General Plan policies and implementing programs regarding condominium

conversions and housing opportunities are concerned with limiting the conversion of rental units in the City, protecting tenants and prevents the conversion of low and moderate income rentals. Displacement of tenants and loss of deed-restricted affordable housing is not applicable to 37-39 Crescent Avenue because the duplex units are both vacant and have been since construction was completed in 2020 and they were approved as market-rate units. While the conversion to a condominium will change the tenancy from rental to ownership conversion will not remove dedicated affordable housing in place nor displace low-income tenants. As five percent of the “potentially convertible rental stock” is 112 units, the subject project is requesting to convert 2 units and this is the first condominium conversion considered by the Planning Commission in 2021 the proposed condominium conversion is therefore consistent with all applicable General Plan policies.

In accordance with Government Code Sections 66412.3 and 66473.1, the Planning Commission finds:

2. Local agencies shall consider the effect of the approval or denial on the housing needs of the region in which the local jurisdiction is situated and balance these needs against the public service needs of its residents and available fiscal and environmental resources.

The proposed subdivision will not increase the local housing supply nor public service needs as no new residences are proposed.

3. The design of the subdivision shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. California Government Code (Section 66474) requires that the local agency disapprove a tentative map if it makes anyone of the following findings:

The proposed subdivision will not alter the existing structures or their potential for future passive heating or cooling.

Government Code Section 66474 requires the local agency disapprove a tentative map if it makes any one of the following findings. In accordance with Government Code Section 66474, the Planning Commission finds:

4. That the proposed map is not consistent with applicable general and specific plans.

The subdivision map is consistent with the General Plan. No specific plan exists for this area.

5. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

The map does not include new improvements which are inconsistent with the General Plan or any applicable specific plan.

6. That the site is not physically suitable for the type of development.

The project site is already developed within an existing duplex and there are not proposed alterations to the existing structure and/or land. Therefore, by the fact that the duplex already exists and there have been no detrimental impacts to the site as a result of the duplex, the

project can be considered physically suitable for the condominium conversion which will create the legal separation of the units.

7. That the site is not physically suitable for the proposed density of development.

The units conform to the density of the R-2-2.5 District and other development standards of the site and zone district.

8. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The map does not include new improvements to the existing structures on the subject parcel.

9. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

The map does not include new improvements to the existing structures on the subject parcel.

10. That the design of the subdivision or type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction.

The map does not include new improvements to the existing structures on the subject parcel.

ENCROACHMENT AGREEMENT FINDINGS

Pursuant to Zoning Ordinance 10.56.060 (Encroachment Review and Agreements), the Planning Commission recommends City Council approval of an Encroachment Agreement based on the following findings:

- A) The proposed encroachment is compatible with the surrounding area and will either improve or not significantly diminish visual or physical public enjoyment of the streetscape upon which the encroachment is proposed.

The retaining wall that extends into the unnamed and unimproved public right of way will not be a visual detriment to the streetscape along Crescent Avenue because it is setback from the roadway.

- B) The encroachment will not adversely affect the usability or enjoyment of adjoining parcels nor create or extend an undesirable land use precedent.

The proposed encroachment of the portion of the retaining wall that is located in the ROW is part of a larger retaining wall located on the property therefore the appearance blends visually with the existing structures buildings and retaining walls on site. Therefore the feature is site specific and not anticipated to set a precedent. However, minor encroachments such as this into the City's public right of way are a common occurrence in Sausalito.

- C) The encroachment is necessary to the reasonable use and enjoyment of the property and the extent of the encroachment is justifiable.

The encroachment allows retention of the hillside for the existing improvements on-site including but not limited to two-unit residential buildings.

- D) The proposed encroachment will not adversely affect the public circulation nor create or constitute a hazard to public safety.

The proposed encroachment will not affect access and circulation on Crescent Avenue; furthermore, the unnamed and unimproved right of way is not anticipated for buildout or improvements.

- E) The value of the proposed improvements will not prejudice a policy decision to terminate the encroachment nor preclude or make difficult the establishment or improvement of streets or pedestrian ways.

The existing retaining wall encroaches 2 feet into the right of way and is not anticipated to impede future improvements.

DESIGN REVIEW FINDINGS

The Planning Commission must determine whether the project is in conformance with the following findings (SMC 10.54.050.D):

1. The proposed project is consistent with the General Plan, any applicable specific plans, any applicable design guidelines, and this chapter.

The project, as conditioned, is consistent with all applicable policies, standards, and regulations of the General Plan and Zoning Ordinance.

2. The proposed architecture and site design complements the surrounding neighborhood and/or district by either: a) Maintaining the prevailing design character of the neighborhood and/or district or b) Introducing a distinctive and creative solution which takes advantage of the unique characteristics of the site and contributes to the design diversity of Sausalito.

The project would maintain the prevailing design character of the neighborhood and street scape.

3. The proposed project is consistent with the general scale of structures and buildings in the surrounding neighborhood and/or district.

The project is consistent with the existing general scale and appearance of structures and buildings in the surrounding neighborhood and district.

4. The proposed project has been located and designed to minimize obstruction of public views and primary views from private property.

The project will not have view impacts.

5. The proposed project will not result in a prominent building profile (silhouette) above a

ridgeline.

The project does not involve the construction of any new buildings or additions to existing buildings that would project above a ridgeline.

6. The proposed landscaping provides appropriate visual relief, complements the buildings and structures on the site, and provides an attractive environment for the enjoyment of the public.

The existing site is landscaped per the original project approval. No additional landscaping is proposed as part of the project.

7. The design and location of buildings provide adequate light and air for the project site, adjacent properties, and the general public.

The project does not involve the construction of any new buildings or additions to existing buildings that would affect the amount of light or air received by adjacent properties.

8. Exterior lighting, mechanical equipment, and chimneys are appropriately designed and located to minimize visual, noise and air quality impacts to adjacent properties and the general public.

The retaining wall does not include any lighting, mechanical equipment or other similar features and therefore this finding is not applicable.

9. The project provides a reasonable level of privacy to the site and adjacent properties, taking into consideration the density of the neighborhood, by appropriate landscaping, fencing, and window, deck and patio configurations.

The project does not involve the construction of any new buildings or additions to existing buildings that could impact privacy.

10. Proposed entrances, exits, internal circulation, and parking spaces are configured to provide an appropriate level of traffic safety and ease of movement.

Traffic safety, circulation, parking and movements will remain unchanged as part of the design on-site and in the project vicinity.

11. The proposed design preserves protected trees and significant natural features on the site to a reasonable extent and minimizes site degradation from construction activities and other potential impacts.

The project does not propose to remove any trees.

12. The project site is consistent with the guidelines for heightened review for projects which exceed 80% of the maximum allowed Floor Area Ratio and/or site coverage, as specified in subsection E (Heightened Design Review Findings).

There are no changes to the site that would make the project subject to heightened design review.

13. The project has been designed to ensure on-site structures do not crowd or overwhelm

structures on neighboring properties. Design techniques to achieve this may include, but are not limited to: stepping upper levels back from the first level, incorporating facade articulations and divisions (such as building wall offsets), and using varying rooflines.

The project does not involve the construction of any new buildings or new floors to existing buildings.

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37-39 Crescent Avenue

ATTACHMENT 2: CONDITIONS OF APPROVAL

These conditions of approval apply to Sheets 1-3 the project plans titled "Tentative Condominium Map of 37-39 Crescent Avenue." dated April 13, 2021.

COMMUNITY DEVELOPMENT DEPARTMENT - PLANNING DIVISION CONDITIONS OF APPROVAL:

General Items

1. It shall be the applicant's/property owner's responsibility to diligently proceed to carry out the conditions of approval and implement any approved permit/entitlement. This shall include establishing the approved use within the time limits set forth by the applicable chapter (reference Sausalito Municipal Code (SMC) Section 10.50.120).
2. The Condominium Conversion Permit shall expire one year following the effective date of the permit if the project entitlement has not been implemented, provided no extension has been filed prior to the expiration date.
3. The Tentative Map shall expire twenty-four (24) months after the date of its approval or conditional approval.
4. The Encroachment Agreement shall expire one year following the effective date of the permit if the project entitlement has not been implemented, provided no extension has been filed prior to the expiration date.
5. The Design Review Permit shall expire two years following the effective date of the permit if the project entitlement has not been implemented, provided no extension has been filed prior to the expiration date. The project entitlement pursuant to the Design Review Permit is determined to be implemented if the applicable conditions of approval prerequisite to construction have been satisfied and any required construction permits have been issued.
6. The project shall be designed as shown in the set of plans dated April 13, 2021.
7. The Community Development Director is authorized to approve minor modifications to the project, pursuant to the SMC Section 10.50.180 regarding

changes to an approved project. Major project modifications will require review and approval by the Planning Commission.

8. Upon building permit submittal the applicant shall provide a written response demonstrating compliance with each Condition of Approval in this Resolution.
9. Upon building permit submittal the Conditions of Approval shall be shown on all construction drawings.
10. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the City and substitute conditions may be imposed.
11. The Applicant/Property Owners shall defend, indemnify (including reimbursement of all fees and costs reasonably incurred by separate counsel retained by the City) and hold harmless the City and its elected and appointed officials, officers, agents and employees, from and against any and all liability, loss, damage, or expense, including without limitation reasonable attorney's fees which City may suffer or incur as a result of any claims relating to or arising from the City's approval of the project or any portion of the project.

Conditions Related to the Tentative Map and Condominium Conversion Permit

12. Prior to recordation of the Final Map a declaration of restrictions as required by California Civil Code §1355 shall be submitted to the City which sets forth the occupancy and management policies for the project and shall contain provisions satisfactory to the City regarding the following:
 - a. Maintenance of all common areas and payment of all assessments and taxes;
 - b. Provision for the City to make any repairs or engage in any maintenance necessary to abate any nuisances, health or safety hazards and assess the owners of the condominium units for such repair or maintenance; and
 - c. Provision that an individual owner cannot avoid liability for his prorated share of the expenses for the common area by renouncing rights in the common area.
13. Prior to recordation of the Final Map, the subdivider shall provide the City with a copy of the proposed budget for maintenance and operation of common facilities including needed reserves. The budget shall show estimated monthly costs to the owner of each unit, projected over a five (5) year period, or such time as is required

by the Department of Real Estate. Such budget shall be prepared or reviewed and analyzed by a professional management firm, experienced with management of condominium complexes. The management firm shall submit a statement of qualifications.

14. The subdivider shall provide each purchaser with a copy of all submittals (in their final, acceptable form) required by Section 10.66.030.C (physical elements report), 10.66.030.D (declaration of Covenants, Conditions and Restrictions), and 10.66.030.G (other information) prior to said purchaser executing any purchase agreement or other contract to purchase a unit in the project, and said developer shall give the purchaser sufficient time to review said information. Copies of the submittals shall be made available at all times at the sales office and shall be posted at various locations, as approved by the City, at the project site. Copies shall also be provided to the Homeowners' Association upon its formation.
15. Prior to the close of escrow, the subdivider shall submit the following information to the Community Development Department:
 - a. Name, address and phone number of Homeowners' Association;
 - b. Actual sales price of units;
 - c. Actual Homeowners' Association fees;
 - d. Number of prior tenants who purchased units; and
 - e. Number of units purchased with intent to be used as rentals.
16. All provisions of the Sausalito Municipal Code shall be met. Any violations shall be corrected prior to the approval of the final or parcel map, or upon approval of the Community Development Department, funds shall be secured as provided by Section 10.50.190 (Security for Performance) to assure completion of such corrective work.
17. A physical inspection of each unit shall be completed by the Building Inspector prior to final map approval to ensure compliance with the Housing Code.
18. The following physical standards shall be met prior to recordation of the Final Map:
 - a. The project shall conform to the applicable standards of the City Housing Code and shall be found to comply with the Uniform Building Code of the Sausalito Municipal Code in effect on the date the last building permit was issued for the subject structure or structures, except as herein provided.
 - b. Each bathroom in each living unit shall be provided with ground fault circuit interrupters.
 - c. Each living unit shall be provided with approved smoke detectors conforming to the latest Uniform Building Code standards, mounted on

the ceiling or wall at a point centrally located in the corridor or area giving access to rooms for sleeping purposes.

- d. All fire hydrants, fire alarm systems, portable fire extinguishers, and other fire protective appliances shall be retained in an operable condition at all times.
- e. The structure shall conform to all interior and exterior sound transmission standards of Appendix Chapter 12 Division II & IIA of the California Building Code. In such cases where present standards cannot reasonably be met, the Planning Commission may require the applicant to notify potential buyers of the noise deficiency currently existing within these units.
- f. Each dwelling unit shall be separately metered for gas and electricity. A plan for equitable sharing of communal water metering shall be developed prior to final map approval and included in the Covenants, Conditions and Restrictions.
- g. Each unit shall have at least 200 cubic feet of enclosed weather-proofed and lockable private storage space in addition to guest, linen, pantry and clothes closets customarily provided. Such space may be provided in any location approved by the Community Development Department, but shall not be divided into two or more locations. In such cases where the subdivider can demonstrate that this standard cannot or should not be reasonably met, the Planning Commission may modify this standard.
- h. A laundry area shall be provided in each unit; or, if common laundry facilities are provided, such facilities shall consist of not less than one automatic washer and one dryer of equivalent capacity for every 5 units of three or more bedrooms; every 7 two-bedroom units, and every 10 one-bedroom units. In such cases where the subdivider can demonstrate that this standard cannot or should not be reasonably met, the Planning Commission may modify this standard.
- i. All landscaping shall be restored as necessary and maintained to achieve a high degree of appearance and quality. If a significant amount of new landscaping is required, the landscape plan shall be subject to Administrative Design Review.
- j. The developer shall provide a warranty to the buyer of each unit at the close of escrow that any dishwashers, garbage disposals, stoves, refrigerators, hot water tanks and air conditioners that are provided have a useful life of one year. At such time as the Homeowners' Association takes over management of the development, the developer shall provide a

warranty to the Association that any pool and pool equipment (filter, pumps, chlorinator) and any appliances and mechanical equipment to be owned in common by the Association have a useful life of one year. Prior to Final Map approval, the developer shall provide the City with a copy of Warranty Insurance covering equipment and appliances pursuant to this section.

- k. All main buildings, structures, fences, patio enclosures, carports, accessory buildings, sidewalks, driveways, landscaped areas, and additional elements as required by the Community Development Department shall be refurbished and restored as necessary to achieve a high degree of appearance, quality and safety. The developer shall provide to the Homeowners' Association and/or purchaser a one-year warranty on all physical improvements required under this section. If substantial restoration is required, the design plans shall be subject to Design Review.
- l. Prior to recordation of the Final Map, the developer shall provide evidence to the City that a long-term reserve fund for replacement has been established in the name of the Homeowners' Association. Such fund shall equal two (2) times the estimated monthly homeowner's assessment for each dwelling unit.

DEPARTMENT OF PUBLIC WORKS CONDITIONS OF APPROVAL:

Conditions Applicable to the Tentative Map

- 19. Prior to recordation of the Parcel Map, all applicable City fees as established by City Council resolutions and ordinances shall be paid.
- 20. The applicant shall indemnify the City for any and all costs, including without limitation attorneys' fees, in defending this project or any portion of this project and shall reimburse the City for any costs incurred by the City's defense of the approval of the project.
- 21. Prior to Final Map recordation, the Parcel Map and necessary support documents shall be submitted for review by the City. Support documents shall include but not be limited to; a copy of the Easement Deeds for the two public utility easements identified on the Tentative Map, closure calculations, CC&Rs.
- 22. Prior to Final Map recordation a notarized letter shall be provided to the City signed by property owners of 378 Sausalito Boulevard, who benefit from and whose sewer runs in the PUE along the east property line, indicating that they are aware of the concrete stairs constructed near their sewer within the PUE. Alternatively, a notarized letter from the applicant shall be required indicating that they have sent

certified mail to the property owners of 378 Sausalito Boulevard making them aware of the concrete stairs.

Advisory Notes

Advisory notes are provided to inform the applicant of Sausalito Municipal Code requirements, and requirements imposed by other agencies. These requirements include, but are not limited to, the items listed below.

23. The Final Map shall be submitted and approved in accordance with the Subdivision Map Act (California Government Code Section 66474) and the Subdivision Regulations of Ordinance No. 430.
24. An approval granted by the Planning Commission does not constitute a building permit or authorization for construction. Appropriate construction permit(s) issued by the Building Division must be obtained prior to construction.
25. All applicable City fees as established by City Council resolutions and ordinances shall be paid.

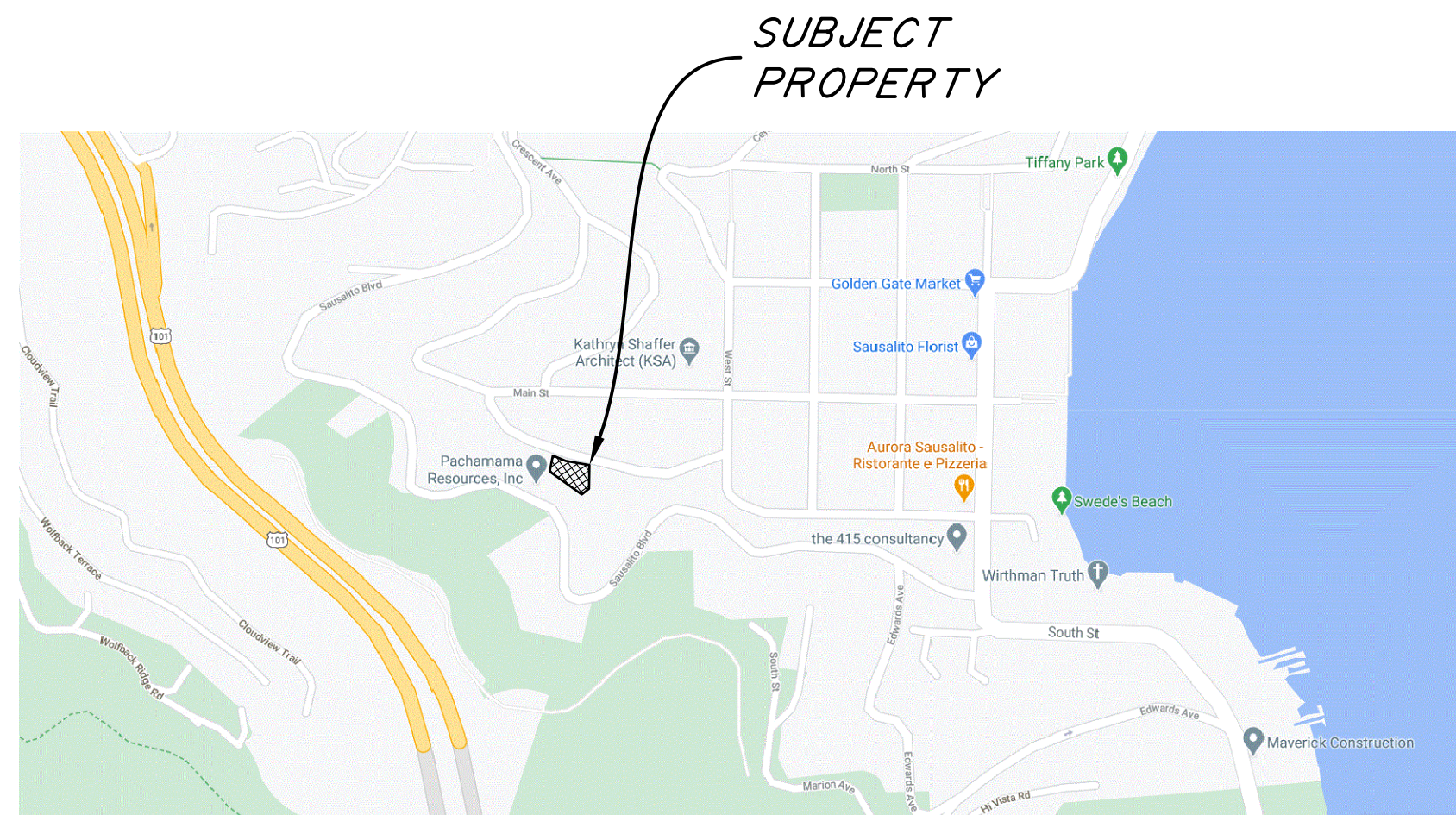
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37-39 Crescent Avenue

ATTACHMENT 3: PROJECT PLANS

TENTATIVE CONDOMINIUM MAP OF 37-39 CRESCENT AVENUE

A 2 UNIT NEW RESIDENTIAL CONDOMINIUM PROJECT

SAUSALITO, CALIFORNIA
MARIN COUNTY



OWNERS:

CRESCENT COURT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
1875 MISSION STREET
SAN FRANCISCO, CA 94103

TREE PLANTING:

THERE ARE NO CHANGES TO THE EXISTING TREES NOR ANY
PLANNED TREE PLANTING PROPOSED FOR THIS PROJECT.

UTILITY NOTES:

THE PROPOSED CONDOMINIUM UNITS SHALL BE SERVED BY THE
FOLLOWING UTILITIES:

1. ELECTRICAL POWER: OVERGROUND SERVICE FROM PG&E LINE RUNNING ALONG CRESCENT AVENUE.
2. GAS: SERVICE FROM PG&E MAIN RUNNING ALONG CRESCENT AVENUE.
3. WATER: SERVICE FROM THE MARIN MUNICIPAL WATER DISTRICT MAIN RUNNING ALONG CRESCENT AVENUE.
4. SANITARY SEWER: SERVICE FROM THE SEWER MAIN RUNNING ALONG CRESCENT AVENUE.
5. STORM WATER: SHEET FLOW AND DRAINAGE ONTO STREET
6. EASEMENTS FOR SEWER PURPOSES PER 1349 O.R. 461 AND DOCUMENT NUMBER 90-55068.

GENERAL NOTE:

1. ENCROACHMENT SHALL BE TAKEN CARE OF BY SEPARATE ENCROACHMENT AGREEMENT WITH THE CITY OF SAUSALITO.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.

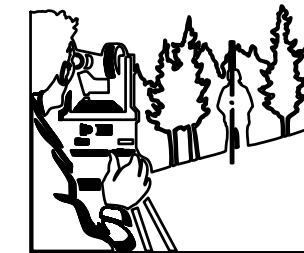


Frederick T. Seher

FREDERICK T. SEHER, PLS
LICENSE NO. 6216

MAY 5, 2021
DATE:

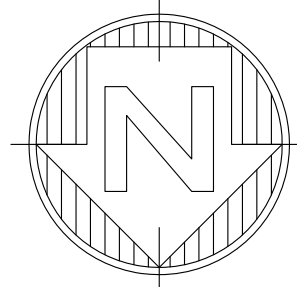
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SCALE:	N/A				
DRAWN BY:	EE				
DRAWING NAME:	1313-09				
SURVEYED BY:	FTS				
CHECKED BY:	FTS				
CHECKED BY:					
		NO.	BY	DATE	REVISIONS



FREDERICK T. SEHER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
SURVEYING & MAPPING
841 LOMBARD STREET, SAN FRANCISCO, CA 94133
(415) 921-7690 FAX (415) 921-7655

TENTATIVE CONDOMINIUM MAP
BEING A 2 UNIT NEW RESIDENTIAL CONDOMINIUM PROJECT
37-39 CRESCENT AVENUE, SAUSALITO, CA
ASSESSOR'S PARCEL NUMBER: 065-252-64

SHEET
1
OF 4 SHEETS
JOB NO.
1313-09



0' 2' 4' 8' 12' 16' 24'
SCALE: 1/8" = 1' - 0"

NOTE: TO ANYONE HAVING ANY TYPE OF INTEREST IN THIS MAP PLEASE BE ADVISED AS FOLLOWS:

- THAT ALL TITLE INFORMATION HEREON INCLUDING EASEMENTS WAS PREPARED SOLELY FOR AND IN STRICT CONFORMANCE WITH OUR CLIENT'S OR HIS AGENT'S REQUIREMENTS AND TITLE INFORMATION SUPPLIED TO FREDERICK T. SEHER & ASSOCIATES, INC.; FURTHERMORE, WE HEREBY DISCLAIM ANY AND ALL TITLE SEARCH RESPONSIBILITY ON THIS PROJECT.
- THAT THIS MAP WAS PREPARED AS A PROFESSIONAL INSTRUMENT OF SERVICE FOR JEREMIAH CULLINANE AND THAT IT REMAINS THE PROPERTY OF FREDERICK T. SEHER & ASSOCIATES, INC. WHETHER THE PROJECT (IF ANY PROPOSED) ON THIS SITE IS CONSTRUCTED OR NOT.
- THAT ANY INFORMATION ON THIS MAP AND ANY DOCUMENT(S) PREPARED BY FREDERICK T. SEHER & ASSOCIATES, INC. IN RELATION HEREOF SHALL NOT BE USED FOR ANY OTHER PURPOSE THAN FOR: LAND SUBDIVISION. FURTHERMORE, THE USE OF THIS MAP FOR ANY OTHER PURPOSE WHATSOEVER INCLUDING ENGINEERING DESIGNS OF OFFSITE OR ONSITE IMPROVEMENTS IS BEYOND THIS MAP'S PURPOSES. INTENT & CONTRACT. LIABILITY SHALL REST UPON THE PARTY USING OUR INFORMATION BEYOND THE ESTABLISHED LIMITATION ABOVE, IN WHICH CASE FREDERICK T. SEHER & ASSOCIATES, INC. DISCLAIMS ANY AND ALL RESPONSIBILITY.
- THAT ANY IMPROVEMENT CHANGES WITHIN THIS SITE OR THE ADJACENT SITE THEREOF AS WELL AS TITLE TRANSFERS OF THE PROPERTY IN QUESTION (EXCEPT FOR ALTA MAPS) AND/OR THE LAPSE OF 3 OR MORE YEARS FROM THE DATE OF THE MAP (WHICHEVER COMES FIRST) SHALL VOID ALL INFORMATION, HEREON UNLESS A RE-SURVEY IS ORDERED TO RECTIFY, UPDATE OR RE-CERTIFY THIS MAP.
- THAT THIS INFORMATION SHALL NOT BE USED FOR ANY IMPROVEMENT STAKING UNLESS STATED IN ITEM NO. 3 ABOVE.
- THAT THE USE OF THIS MAP BY OTHER CONSULTANTS OR CONTRACTORS ON BEHALF OF OUR CLIENT SHALL PROMPT THE IMMEDIATE FULFILLMENTS OF ALL CLIENT'S OBLIGATIONS TO FREDERICK T. SEHER & ASSOCIATES, INC. UNLESS OTHERWISE AGREED TO.
- IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS INVOLVED TO RESOLVE ALL ISSUES REGARDING PROPERTY DISPUTES WHICH MAY ARISE OUT OF INFORMATION SHOWN HEREON.
- THIS MAP WILL BE PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY TO THE CLIENT. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. A SIGNED PRINT DELIVERED TO THE CLIENT OR CLIENT REPRESENTATIVE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT. AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. WE SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, SIGNED AND SEALED BY US.

BOUNDARY NOTES:

PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE FROM RECORD DATA, FIELD TIES AND ASSESSOR'S PARCEL MAPS AND IS NOT INTENDED TO BE A DETAILED FINAL SURVEY OF THE PROPERTY.

BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED

ALL DISTANCES ARE MEASURED IN FEET AND DECIMALS THEREOF.

UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THEREFORE, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AND CAPACITY OF SAID UTILITIES.

GENERAL NOTE:

THE FOLIAGE LINES OF ALL TREES PLOTTED HEREON ARE SHOWN IN A GRAPHICAL FORM ONLY, AND ARE NOT INTENDED TO REPRESENT ACTUAL DRIP LINES THEREOF.

DATE OF FIELD SURVEY:

TOPOGRAPHIC SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY FREDERICK T. SEHER & ASSOCIATES INC. ON FEBRUARY 7, 2020.

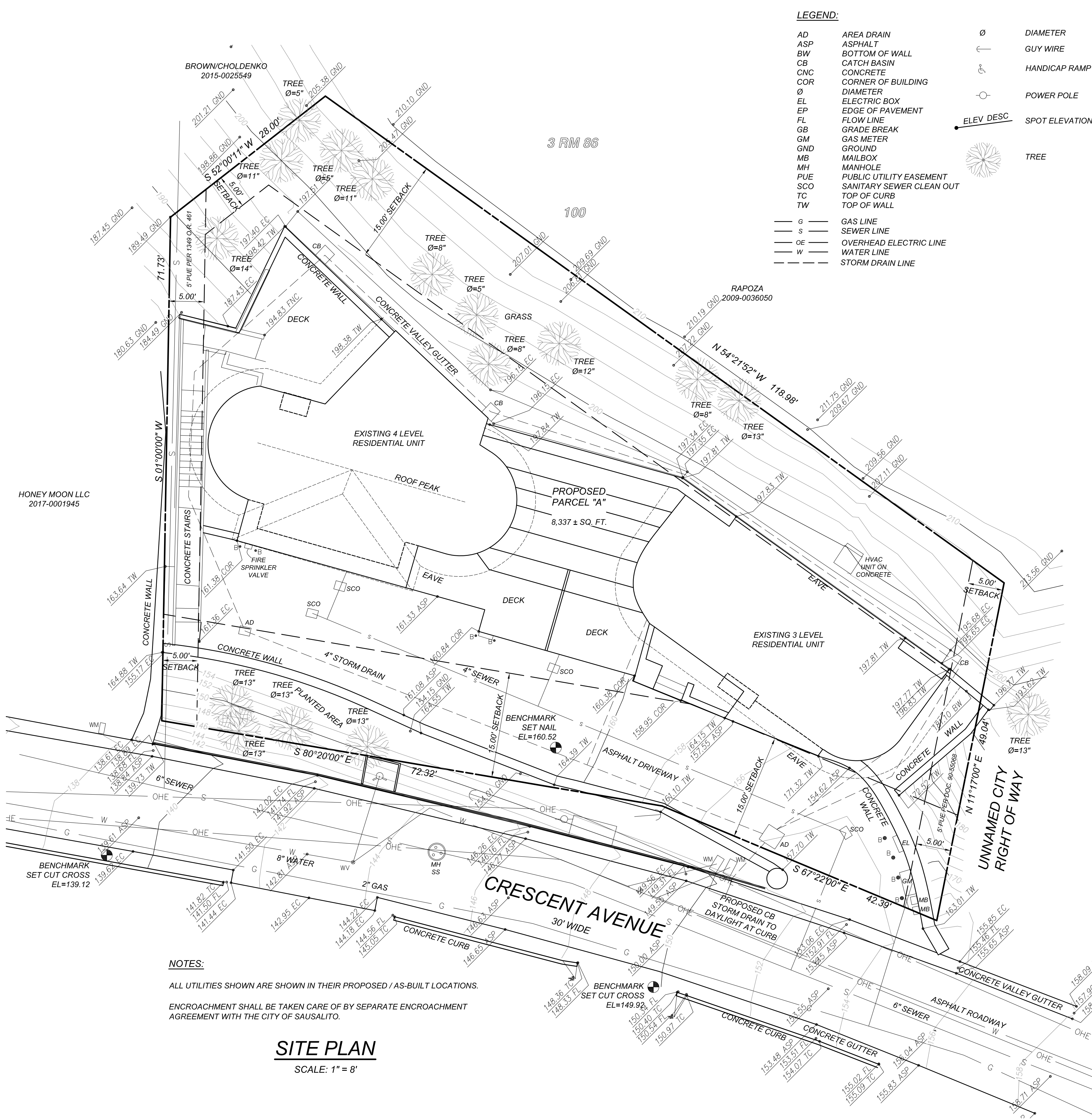
SURVEY REFERENCE:

THE SURVEY HEREON IS BASED ON THE LEGAL DESCRIPTION DESCRIBED IN THE FOLLOWING GRANT DEED:

① APN 065-252-64; RECORDED MAY 18, 2007, DOCUMENT NUMBER 2007-0031053

PROJECT BENCHMARK - DESCRIPTION:

ELEVATIONS SHOWN HEREON WERE OBTAINED FROM A FEDERAL EMERGENCY MANAGEMENT AGENCY ELEVATION REFERENCE MARK "RM 10", 2 INCH BRONZE DISK - STAMPED "CITY OF SAUSALITO OFFICIAL BENCHMARK - RM10" - PUNCH IN TRIANGLE. LOCATED NEAR THE SOUTHEASTERLY CORNER OF SECOND STREET AND VALLEY STREET, AT THE BACK OF A CONCRETE SIDEWALK ON THE SOUTH SIDE OF VALLEY STREET, 10' EASTERLY OF THE EAST CURB LINE OF SECOND STREET. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC DATUM OF 1929 (MEAN SEA LEVEL). INFORMATION PROVIDED BY CITY OF SAUSALITO DEPARTMENT OF PUBLIC WORKS. BENCHMARK ELEVATION = 41.90



LEGEND:

- AD AREA DRAIN
- ASP ASPHALT
- BW BOTTOM OF WALL
- CB CATCH BASIN
- CNC CONCRETE
- COR CORNER OF BUILDING
- Ø DIAMETER
- EL ELECTRIC BOX
- EP EDGE OF PAVEMENT
- FL FLOW LINE
- GB GRADE BREAK
- GM GAS METER
- GND GROUND
- MB MAILBOX
- MH MANHOLE
- PUE PUBLIC UTILITY EASEMENT
- SCO SANITARY SEWER CLEAN OUT
- TC TOP OF CURB
- TW TOP OF WALL
- Ø DIAMETER
- GUY WIRE
- HANDICAP RAMP
- POWER POLE
- SPOT ELEVATION
- ELEV DESC
- TREE
- G GAS LINE
- S SEWER LINE
- O OVERHEAD ELECTRIC LINE
- W WATER LINE
- SD STORM DRAIN LINE

LEGAL DESCRIPTION OF PARCEL PER VESTING DEED DOC. NO. 2007-0031053:

THE PROPERTY DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF MARIN, CITY OF SAUSALITO, FURTHER DESCRIBED AS FOLLOWS:
LOTS NO. 99 AND 100 IN BLOCK NO. 30, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP NO. 3 OF THE PROPERTY OF THE SAUSALITO BAY LAND CO. MARIN COUNTY, CALIFORNIA, 1889" FILED FOR RECORD ON APRIL 24, 1890 IN BOOK 3 OF MAPS AT PAGE 86, MARIN COUNTY RECORDS.

EXCEPTING THEREFROM THE EASTERLY 25 FEET OF SAID LOT NO. 99 LYING ADJACENT TO AND PARALLEL WITH THE COMMON LINE OF LOTS NOS. 99 AND 98 IN SAID BLOCK NO. 30.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LANDS AS DESCRIBED IN THE DEED FROM LELAND P. KOYKER, ET UX TO CAROL E. FRASER, ET AL RECORDED SEPTEMBER 19, 1890 UNDER RECORDER'S SERIAL NO. 90-550686, MARIN COUNTY RECORDS; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED FROM HELEN B. KERR, TO LELAND P. KOYKER, ET UX, RECORDED DECEMBER 18, 1953 IN BOOK 841 OF OFFICIAL RECORDS, AT PAGE 366, MARIN COUNTY RECORDS, SAID POINT BEING DISTANT THEREON, NORTH 1°00' EAST 122.20 FEET FROM THE SOUTHEASTERLY CORNER THEREOF; THENCE SOUTH 52° WEST 28 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING, SOUTH 52° WEST 80.97 FEET TO THE NORTHEASTERLY LINE OF SAUSALITO BOULEVARD; THENCE ALONG SAID NORTHEASTERLY LINE OF SAUSALITO BOULEVARD, NORTH 38° WEST 57.01 FEET AND NORTH 64°05' WEST 12.77 FEET TO THE MOST WESTERLY CORNER OF LOT 100, IN BLOCK 30, MAP HEREINAFTER REFERRED TO; THENCE SOUTHEASTERLY IN A STRAIGHT LINE, 121 FEET MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

BEING PORTIONS OF LOTS 99 AND 100 IN BLOCK 30, AS SHOWN ON THAT CERTAIN MAP ENTITLED, "OFFICIAL MAP OF THE LANDS OF THE SAUSALITO BAY LAND COMPANY, MAP NO. 3", FILED APRIL 24, 1890 IN BOOK 3 OF MAPS, AT PAGE 86, MARIN COUNTY RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LANDS AS DESCRIBED IN THE DEED FROM LELAND P. KOYKER, ET UX, TO GREGORY C. HOBSEN, ET UX, RECORDED MARCH 4, 1960 IN BOOK 1349 OF OFFICIAL RECORDS AT PAGE 461, MARIN COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED FROM HELEN B. KERR, TO LELAND P. KOYKER, ET UX, TO GREGORY C. HOBSEN, ET UX, RECORDED DECEMBER 18, 1953 IN BOOK 841 OF OFFICIAL RECORDS, AT PAGE 366, MARIN COUNTY RECORDS; SAID POINT BEING DISTANT THEREON NORTH 1°00' EAST 122.20 FEET FROM THE SOUTHEASTERLY CORNER THEREOF; THENCE ALONG SAID EASTERLY LINE, SOUTH 1°00' WEST 122.20 FEET TO THE SOUTHEASTLY CORNER OF SAID PARCEL, RUNNING THENCE ALONG THE SOUTHERLY LINE OF LOT 99, IN BLOCK 30, MAP HEREINAFTER REFERRED TO, SOUTH 89° WEST 48.4 FEET TO THE SOUTHWESTERLY CORNER OF LOT 99, MAP HEREINAFTER REFERRED TO, THENCE ALONG THE NORTHEASTERLY LINE OF SAUSALITO BOULEVARD, NORTH 1°30' WEST 9.34 FEET, AND NORTH 38° WEST 57.01 FEET TO A POINT, THENCE LEAVING SAID LINE OF SAUSALITO BOULEVARD, NORTH 52° EAST 108.97 FEET TO THE POINT OF BEGINNING.

BEING PORTIONS OF LOTS 99 AND 100 IN BLOCK 30, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "OFFICIAL MAP OF THE LANDS OF THE SAUSALITO BAY LAND COMPANY, MAP NO. 3", FILED APRIL 24, 1890 IN BOOK 3 OF MAPS AT PAGE 86, MARIN COUNTY RECORDS.

ENCROACHMENT NOTE:

ENCROACHMENT SHALL BE TAKEN CARE OF BY SEPARATE ENCROACHMENT AGREEMENT WITH THE CITY OF SAUSALITO.

OWNERS:

CRESCENT COURT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
1875 MISSION STREET
SAN FRANCISCO, CA 94103

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AND IS BASED UPON A FIELD SURVEY.



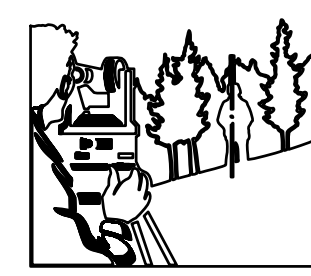
Frederick T. Seher
FREDERICK T. SEHER, PLS
LICENSE NO. 6216

MAY 5, 2021
DATE:

SITE PLAN
SCALE: 1" = 8'

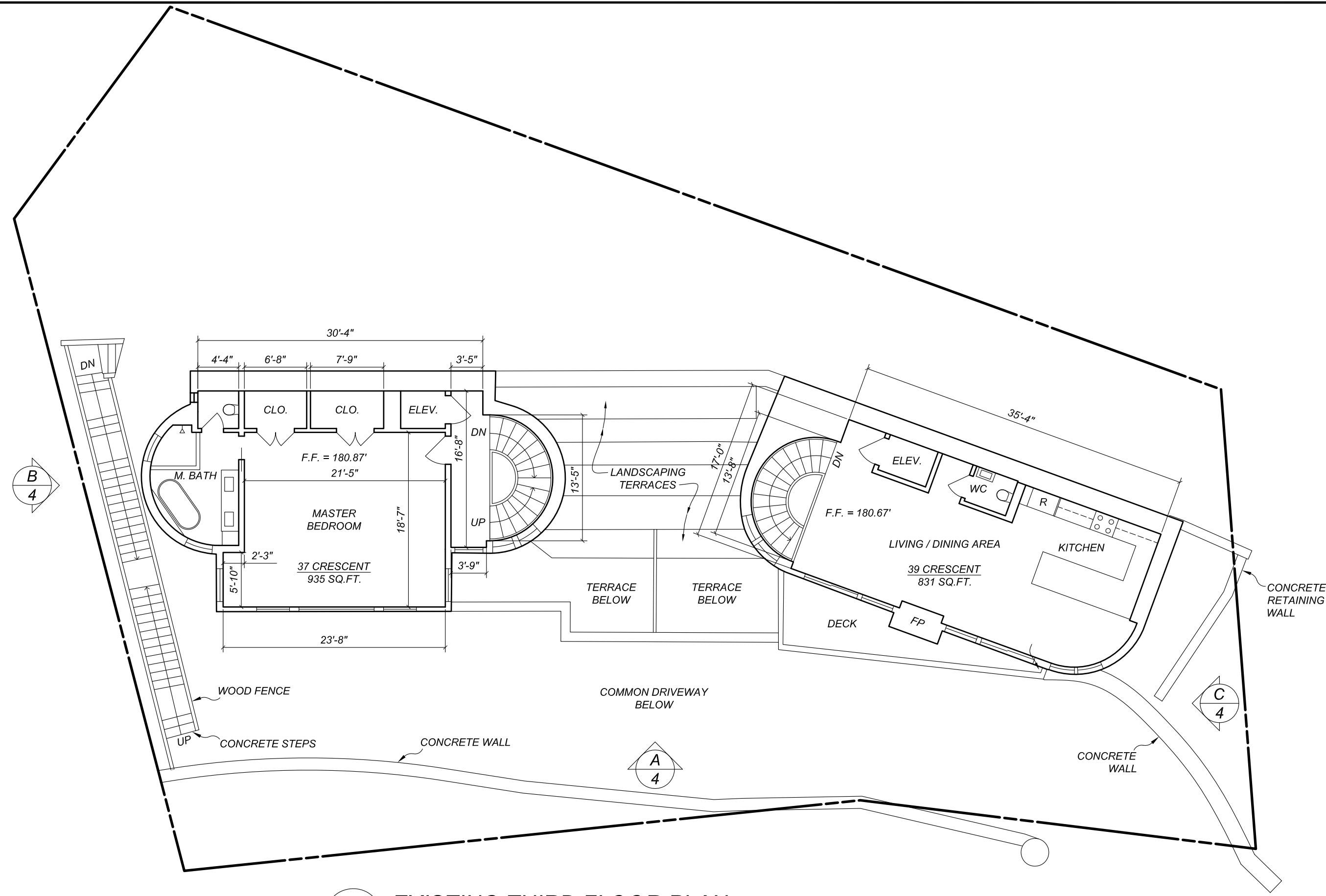
- NOTES:**
- ALL UTILITIES SHOWN ARE SHOWN IN THEIR PROPOSED / AS-BUILT LOCATIONS.
 - ENCROACHMENT SHALL BE TAKEN CARE OF BY SEPARATE ENCROACHMENT AGREEMENT WITH THE CITY OF SAUSALITO.

DATE:	MAY, 2021	▲		
SCALE:	1" = 8'	▲		
DRAWN BY:	EE	▲		
DRAWING NAME:	1313-09	▲		
SURVEYED BY:	FTS	▲		
CHECKED BY:	FTS	▲		
CHECKED BY:		▲		
	NO.	BY	DATE	REVISIONS

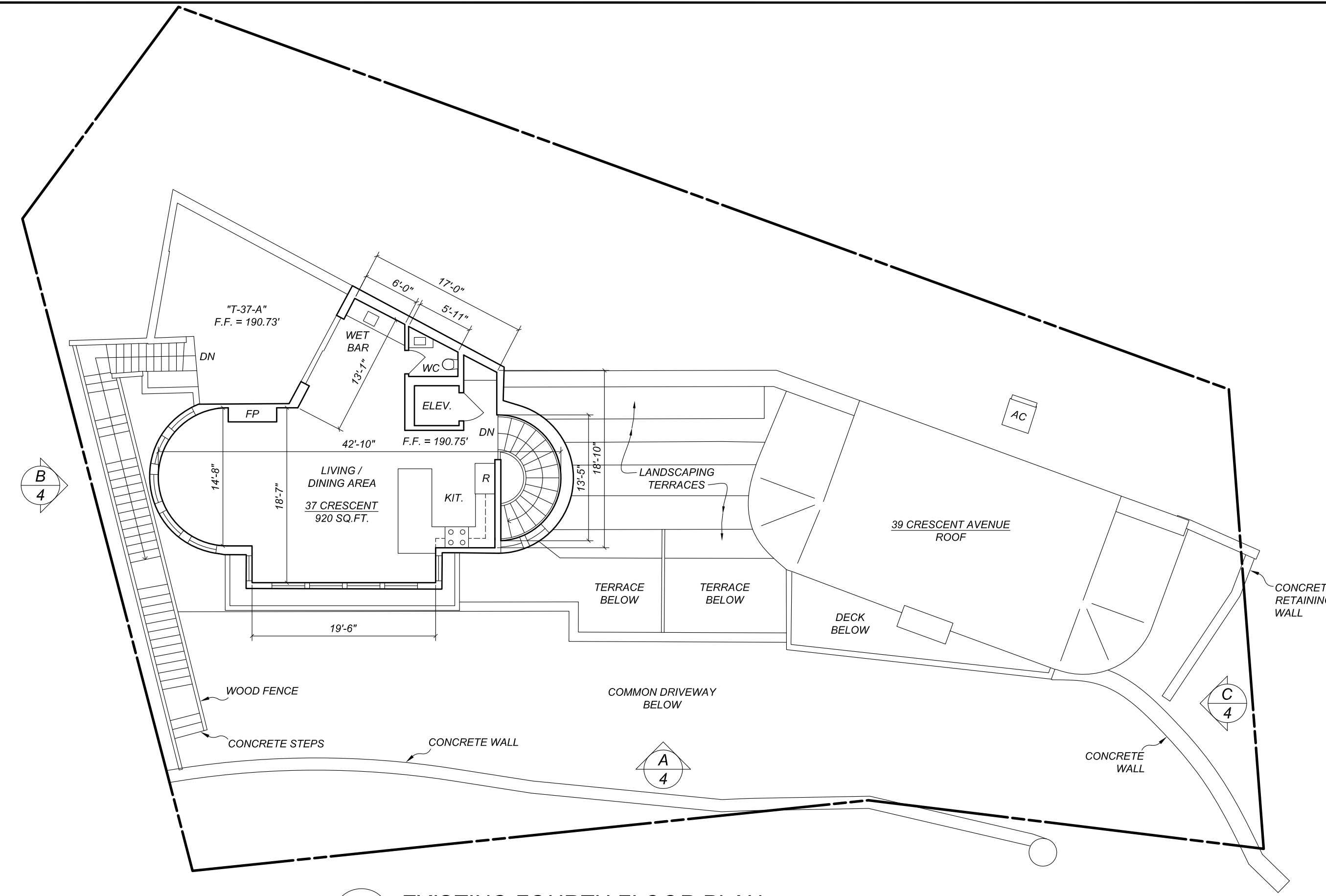


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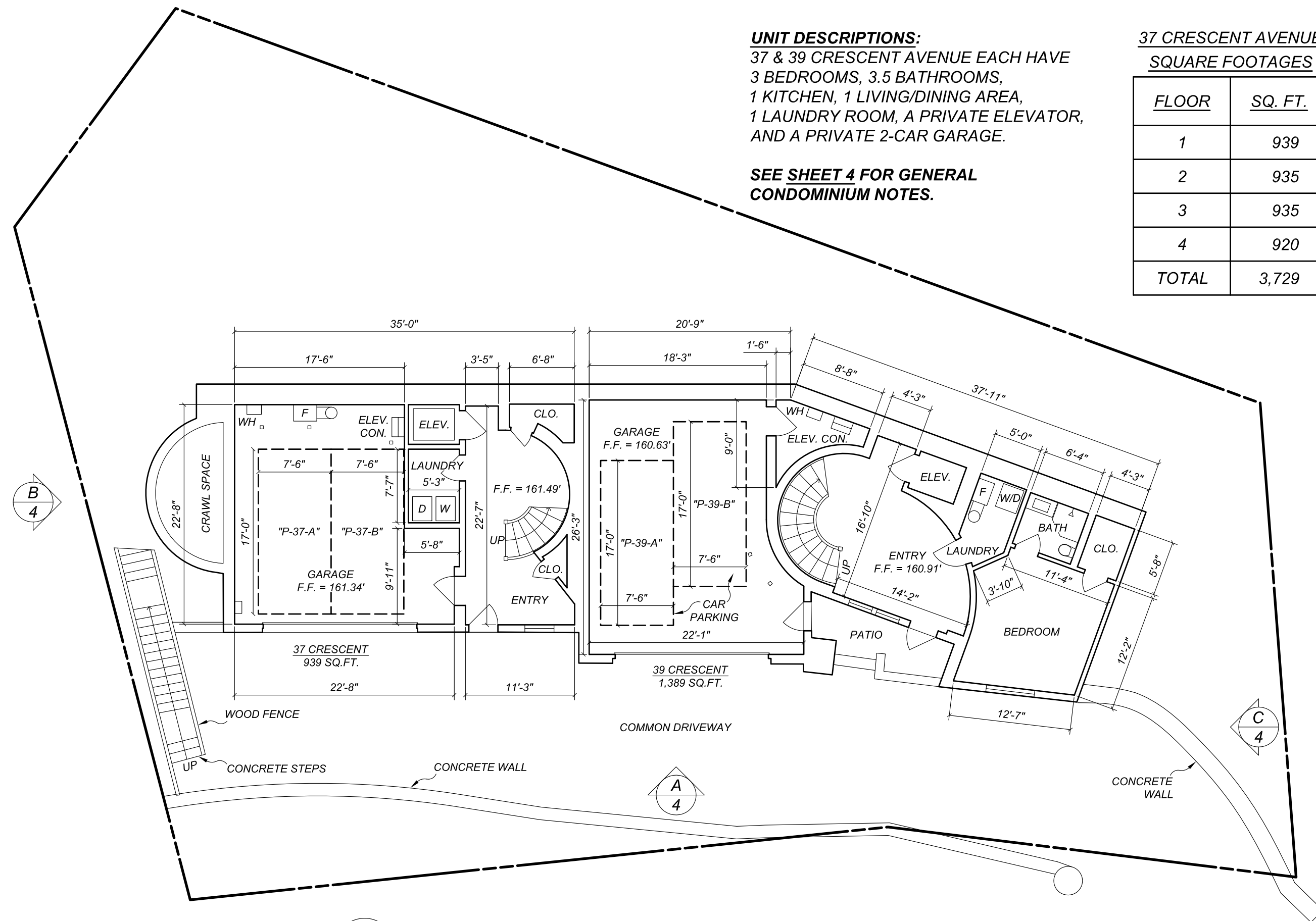
TENTATIVE CONDOMINIUM MAP
BEING A 2 UNIT NEW RESIDENTIAL CONDOMINIUM PROJECT
37-39 CRESCENT AVENUE, SAUSALITO, CA
ASSESSOR'S PARCEL NUMBER: 065-252-64



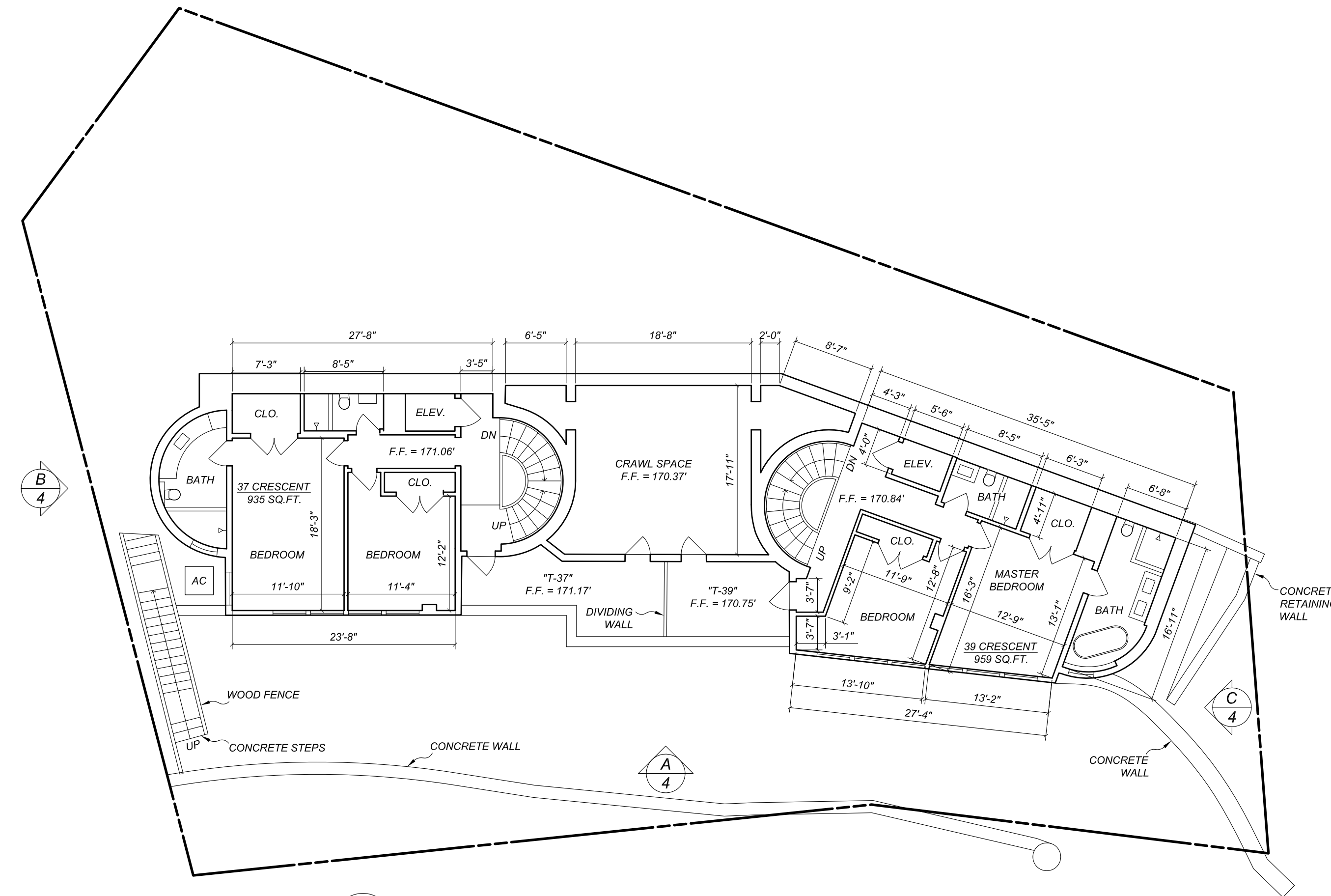
C EXISTING THIRD FLOOR PLAN
SCALE: 1" = 10'



D EXISTING FOURTH FLOOR PLAN
SCALE: 1" = 10'



A EXISTING FIRST FLOOR PLAN
SCALE: 1" = 10'



B EXISTING SECOND FLOOR PLAN
SCALE: 1" = 10'

UNIT DESCRIPTIONS:
37 & 39 CRESCENT AVENUE EACH HAVE
3 BEDROOMS, 3.5 BATHROOMS,
1 KITCHEN, 1 LIVING/DINING AREA,
1 LAUNDRY ROOM, A PRIVATE ELEVATOR,
AND A PRIVATE 2-CAR GARAGE.

SEE SHEET 4 FOR GENERAL
CONDOMINIUM NOTES.

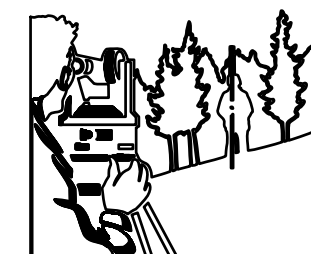
**37 CRESCENT AVENUE
SQUARE FOOTAGES**

FLOOR	SQ. FT.
1	939
2	935
3	935
4	920
TOTAL	3,729

**39 CRESCENT AVENUE
SQUARE FOOTAGES**

FLOOR	SQ. FT.
1	1,389
2	959
3	831
TOTAL	3,179

DATE:	MAY, 2021		
SCALE:	1" = 10'		
DRAWN BY:	RH		
DRAWING NAME:	1313-09		
SURVEYED BY:	FTS		
CHECKED BY:	FTS		
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NO.	BY	DATE	REVISIONS



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37-39 CRESCENT AVENUE, SAUSALITO, CA
ASSESSOR'S PARCEL NUMBER: 065-252-64

SHEET
3
OF 4 SHEETS
JOB NO.
1313-09

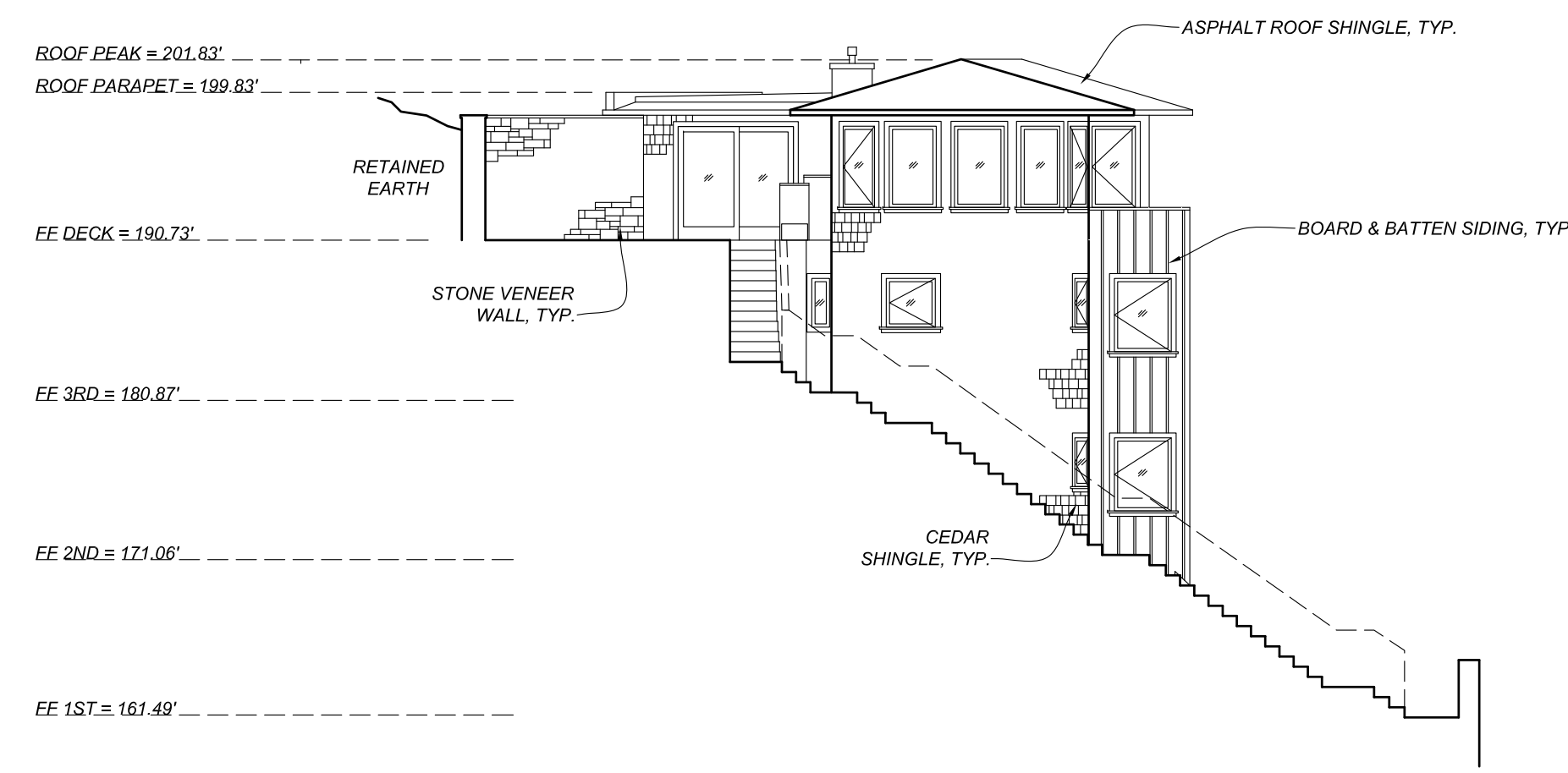
PRELIMINARY CONDOMINIUM NOTES:

1. THE SUBDIVISION DEPICTED HEREON IS SUBJECT TO THE PROVISIONS OF THE DAVIS-STIRLING COMMON INTEREST DEVELOPMENT ACT.
2. REFER TO THE DECLARATION OF RESTRICTIONS FOR DEFINITIONS OF UNIT AND COMMON AREA.
3. DIMENSIONS SHOWN AND ELEVATIONS NOTED ON THE CONDOMINIUM PLAN ARE INTENDED TO BE THE UNFINISHED INTERIOR SURFACES OF THE WALLS, FLOORS, AND CEILINGS.
4. THE EXISTING PHYSICAL BOUNDARIES OF A UNIT SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARIES RATHER THAN THE METES AND BOUNDS EXPRESSED IN THE CONDOMINIUM PLAN REGARDLESS OF SETTLING OR LATERAL MOVEMENT OF THE BUILDING AND REGARDLESS OF MINOR VARIANCE BETWEEN BOUNDARIES.
5. BUILDING WALLS OR THE UNITS ARE AT NINETY DEGREES AND WALLS ARE 0.5 FEET THICK UNLESS OTHERWISE INDICATED. DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
6. ELEVATIONS SHOWN HEREON WERE BASED ON AN ASSUMED BENCHMARK OF A PK AND SHINER IN SAUSALITO BOULEVARD. ELEVATION = 200.0 FEET.

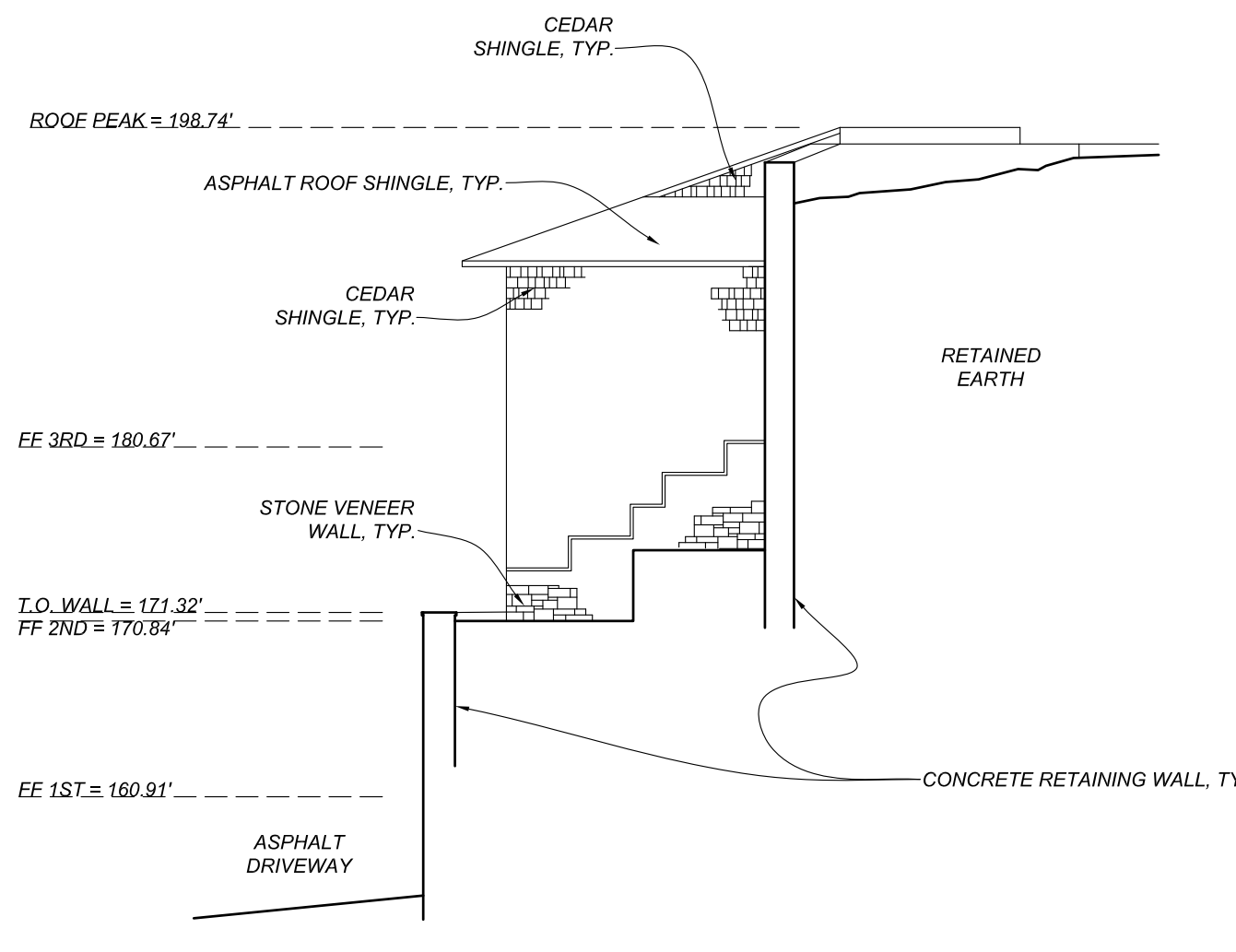
EXCLUSIVE USE COMMON AREAS:

7. THE AREAS ENTITLED "P-37-A", "P-37-B", "P-39-A", AND "P-39-B" ARE EXCLUSIVE USE EASEMENT AREAS FOR PARKING PURPOSES AND SHALL BE GRANTED AS AN APPURTENANCE TO THE CORRESPONDINGLY NUMBERED UNIT. THE POSITION AND SIZE OF THE PARKING AREAS SHOWN HEREIN WERE DERIVED FROM ARCHITECTURAL PLANS. FREDERICK T. SEHER AND ASSOCIATES ASSUMES NO RESPONSIBILITY FOR ANY POSSIBLE FUNCTIONAL DEFICIENCIES IN THIS LAYOUT.

8. THE AREAS ENTITLED "T-37", "T-37-A", AND "T-39" ARE EXCLUSIVE USE EASEMENT AREAS FOR TERRACE PURPOSES AND SHALL BE GRANTED AS AN APPURTENANCE TO THE CORRESPONDINGLY NUMBERED UNIT.



B EXISTING EAST ELEVATION
4 SCALE: 1" = 10'



C EXISTING WEST ELEVATION
4 SCALE: 1" = 10'

SCHEDULE OF UNDIVIDED INTEREST IN COMMON AREA

CRESCENT COURT CONDOMINIUMS

THE PERCENTAGE OF OWNERSHIP INTEREST OF EACH OWNER AS A TENANT IN COMMON IS AS FOLLOWS:

UNIT NO.	ASSESSOR'S PARCEL NUMBER	PERCENTAGE *	SQ. FT. **
37	TBD	56%	2,664
39	TBD	44%	2,068
TOTAL	-	100%	4,732

* THE PERCENTAGE OF OWNERSHIP INTEREST OF EACH UNIT WAS DETERMINED BY INDIVIDUAL UNIT SHARE OF TOTAL UNIT AREA.

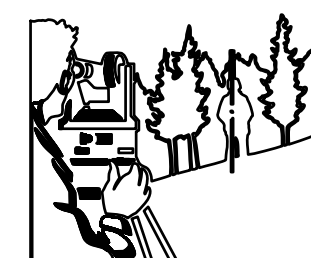
** AREA AND/OR SQUARE FOOTAGE CALCULATIONS WERE DEVELOPED SOLELY TO DETERMINE PERCENTAGE SHARE OF COMMON INTEREST FOR EACH CONDOMINIUM UNIT.

THESE AREA / SQUARE FOOTAGE CALCULATIONS ARE NOT INTENDED TO BE USED FOR APPRAISAL, MARKETING, OR ANY REAL ESTATE TRANSACTIONS. FREDERICK T. SEHER AND ASSOCIATES HAS NO LIABILITY TO ANY PERSON WHO RELIES UPON THE OWNERSHIP PERCENTAGES OR ANY UNDERLYING CALCULATION FOR ANY REASON.



A EXISTING NORTH ELEVATION
4 SCALE: 1" = 10'

DATE: MAY, 2021
 SCALE: 1" = 10'
 DRAWN BY: RH
 DRAWING NAME: 1313-09
 SURVEYED BY: FTS
 CHECKED BY: FTS



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